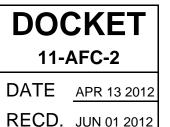
CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION

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Siting, Transmission, and				FILE: 11-AFC-2				
Environmental Protection Division			PROJECT TITLE: Hidden Hills Solar Electric Generating System					
Email		Phone		Mee	eting Loca	ation:		
NAME:	Joshua Hart,	AICP, Planning Director	_	DATE:	April 13	, 2012	TIME:	
WITH:	Inyo County Planning Department							
SUBJECT:	Land Use Issues, Sandy Valley Off-site Alternative							

Staff called Josh Hart to ask about suitability of the Sandy Valley area of the county for a renewable energy facility and request Inyo County staff's input on whether such a facility would be consistent with the Land Use Element of the County's General Plan. The portion of the Sandy Valley study area that is in Inyo County is designated Agriculture (A) in the County's General Plan. Josh stated that it would be "tough to make a consistency finding" for a renewable energy facility at the Sandy Valley location. Josh referred to Policy LU 1.6 in the Land Use Element, which states that "[t]he County shall preserve agricultural and related open space uses on private lands in Sandy Valley and will not designate additional land for rural residential development." Although this alternative would not involve residential uses and the demands on local services that housing uses would require, it would convert existing farmland in the Sandy Valley area that is considered to be productive. Groundwater is available for pumping in California to irrigate farmland in this part of the county.

Josh stated that a general plan amendment would be required to bring a large-scale renewable energy facility into conformance with the general plan. Josh referred to the February 23, 2012, letter from Inyo County to BrightSource Energy (tn: 63772) describing the County's requirements to ensure consistency of the proposed project with the Inyo County General Plan. Various options are described in the letter that would also apply to a large-scale renewable energy facility in the Sandy Valley area.

CC:	Jeanine Hinde	
	Amanda Stennick	Prepared by: Jeanine Hinde / Mike Monasmith